



NOTICE OF MEETING

Planning Committee

MONDAY, 9TH MARCH, 2009 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Peacock (Chair), Beacham, Demirci, Dodds (Deputy Chair), Hare, Mallett, Patel, Weber and Wilson

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If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 10 below.

3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

4. DEPUTATIONS/PETITIONS

To consider receiving deputations and/or petitions in accordance with Part Four, Section B, Paragraph 29 of the Council's Constitution.

5. MINUTES (PAGES 1 - 12)

To confirm and sign the Minutes of the Special Planning Committee meeting held on 10 February 2009.

6. APPEAL DECISIONS (PAGES 13 - 26)

To advise the Committee on Appeal decisions determined by the Department for Communities and Local Government during January 2009.

7. DELEGATED DECISIONS (PAGES 27 - 54)

To inform the Committee of decisions made under delegated powers by the Heads of Development Control (North & South) and the Chair of the above Committee between 12 January and 15 February 2009.

8. PERFORMANCE STATISTICS (PAGES 55 - 66)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 10 February 2009 Committee meeting.

9. SECTION 106 AGREEMENTS ~ RENT TO HOMEBUY AND VARIATION (PAGES 67 - 74)

To seek approval to vary Section 106 Agreements in the Borough where RSL partners have difficulty in securing Shared Ownership Occupiers and to recommend conditions for RSL partners for Rent to HomeBuy schemes.

10. 280-296 HIGH ROAD, TOTTENHAM N15 (PAGES 75 - 78)

To inform the Committee of a variation in the mix of units built on the site and to request approval to vary the Section 106 Agreement attached to the planning permission for the erection of 2 x 4 storey blocks and 1 x 2 storey block comprising 5 commercial units on the ground floor; 4 x 3 bed houses, 12 x 1 bed and 14 x 2 bed flats; 30 units in total to accord with the built mix.

11. CONSERVATION AREA CHARACTER APPRAISALS UPDATE (PAGES 79 - 84)

To report on factual and descriptive assessments, additions and corrections to 9 approved Conservation Area Character Appraisals in accordance with English Heritage guidance on the review and updating of Appraisals.

12. PLANNING APPLICATIONS (PAGES 85 - 86)

In accordance with the Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

13. 189-191 BROAD LANE N15 (PAGES 87 - 100)

Change of use of ground floor from vacant factory unit to indoor market, demolition of rear structure wall to allow for 5 x car parking spaces, and insertion of 3 x new entrance doors to front / side elevations.

RECOMMENDATION: Grant permission subject to conditions.

14. 150 FORTIS GREEN N10 (PAGES 101 - 112)

Demolition of existing building and erection of part four/part five storey building with basement level, comprising of community clinic at ground floor, health clinic at basement level, 4 x 2 bed, 3 x three bed and 2 x one bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (Amended Scheme).

RECOMMENDATION: Grant permission subject to a Section 106 Legal Agreement.

15. THE SWAN, 363 HIGH ROAD N17 (PAGES 113 - 124)

Conversion of first floor of public house into 2 x 1 bed self contained flats including terrace on first floor and erection of three storey development to rear to provide two shops units at ground floor level and a total of 4 x 2 bed self contained flats at first and second floor levels including amenity space on roof level.

RECOMMENDATION: Grant permission subject to conditions.

16. PORTLAND PLACE, 45-57 PORTLAND ROAD N15 (PAGES 125 - 138)

Demolition of existing property / 6 x bungalows and erection of 3 storey building to provide 15 flats comprising 14 x two bed and 1 x one bed flats with associated landscaping.

RECOMMENDATION: Grant permission subject to conditions.

17. PEMBROKE WORKS, CAMPSBOURNE ROAD N8 (PAGES 139 - 154)

Demolition of existing buildings and erection of mixed use development of 21 residential units, comprising of 7 x 4 bedroom houses, 14 x 2 bed flats and 7 x 1 B1 units with associated ten parking spaces.

RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement.

18. 14-16 CREIGHTON AVENUE N10 (PAGES 155 - 168)

Demolition of existing houses and erection of 5 x 3 storey houses (comprising 4 x three bed and 1 x four bed) with associated parking.

RECOMMENDATION: Grant permission subject to a Section 106 Legal Agreement.

19. THE NIGHTINGALE PUBLIC HOUSE, 40 NIGHTINGALE LANE N8 (PAGES 169 - 184)

Retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x three bed, 1 x two bed and 1 x one bed flats. Demolition of existing side extensions and erection of new 3-storey rear extension comprising 3 x one bed and 1 x two bed flats.

RECOMMENDATION: Grant permission subject to a Section 106 and Section 278 Legal Agreement.

20. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

21. DATE OF NEXT MEETING

Special ~ Tuesday 17 March 2009.

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26 February 2009